

# IMACS SITE FORM

\*1. State No: 42WA325  
 \*2. Agency No: \_\_\_\_\_  
 3. Temp. No: 5196-07

## Part A - Administrative Data

### INTERMOUNTAIN ANTIQUITIES COMPUTER SYSTEM

Form approved for use by

BLM - Utah, Idaho, Wyoming, Nevada

Division of State History - Utah, Wyoming

USFS - Intermountain Region

NPS - Utah, Wyoming

4. State Utah State Code 42 County Wasatch County Code WA

5. Project Victory Ranch Phase III P-III Associates Project No. 5196

\*6. Agency Report No. U-03-PD-0248p P-III Associates Report No. 5196-01-20305

\*7. Site Name / Property Name Fitzgerald Ranch Complex

8. Class ☐ Prehistoric ☒ Historic ☐ Multicomponent ☐ Paleontologic ☐ Ethnographic

9. Descriptive Site Type Ranch complex

\*10. Elevation at site datum 6,560 ft

\*11. UTM Grid at site datum Zone 12 477333 m E 4492809 m N

\*12. Legal Location  
 NE of NW of SE of Section 4 T. 3S R. 6E

\*13. Meridian Salt Lake, UT (1)

\*14. Map Reference (USGS 7.5 min) Francis, UT 1967

15. Aerial Photo N/A

16. Location and Access  
 This site can be reached by traveling south-southeast along Lower River from the intersection of State Route 32 and Lower River Road, which is approximately 0.65 mi west of the intersection in the center of Francis, Utah, for approximately 2.4 mi. Turn right (south) onto a paved road and drive for approximately 0.4 mi until you reach a bridge. Cross over the bridge and turn right onto a gravel road. Drive west for approximately 0.75 mi and you will be at the site. This rural site has no formal listed local address on the tax records or on the property itself. No datum was left at the site. The site is on private land and permission must be obtained from the landowner prior to entering the property.

\*17. Land Owner Private

\*18. Federal Administrative Units N/A

\*19. Location of Curated Materials N/A

### 20. Description

This site is an historic ranch, known as the Fitzgerald Ranch complex, located in a valley along the floodplain of the Provo River. Historic elements of this site consist of two houses (Structures 8 and 10), two barns (Structures 3 and 4), a covered pen (Structure 1), a hay crib and horse enclosure (Structure 2), a garage (Structure 5), two sheds (Structures 6 and 7), and a concrete pad (Structure 9). Athel Benjamin Fitzgerald and his wife Avis Luella Bonner Fitzgerald were the original owners of the property. No detailed records regarding the use and construction of the various structures were located. The oldest structure on the site is believed to be one of the houses (Structure 10); it may date from the 1920s or 1930s. This house has been extensively remodeled and is currently occupied. Additional structures were added in the 1940s and 1950s. There are also several obviously modern structures on the site including a pole barn, two garages, and a series of animal enclosures; these were not recorded. All of the structures, with the exception of Structures 1 and 9, are in-use. Structure 8, a small house, is currently being used intermittently as a fishing cabin. No historic artifacts were noted on the site either in dumps or scattered about the property. Given the long history of occupation at this location, there are almost certainly buried artifacts, although it is possible that most trash was hauled off the ranch and dumped elsewhere. Structures 1-9 were previously recorded by Birnie (2002) during an architectural documentation project.

\*21. Site Condition ☐ Excellent (A) ☒ Good (B) ☐ Fair (C) ☐ Poor (D)

\*22. Impact Agents ☐ Deflation (DE) ☐ Demolition (DM) ☐ Erosion (ER) ☒ Fence (PR) ☒ Grazing (GR) ☒ Road (RD)  
☐ Development (PR) ☐ Range Fire (OT) ☐ Vandalism (VA) ☐ Rodent Damage (RO) ☐ Other (OT) specify below

Describe

\* Encoded data items

P-III Associates IMACS Form 1/2003 Revision 3.0

42WA325

5196-07

BLM 8100-1  
 FS R-4 2300-2  
 3/90

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With one exception, all of the structures documented at the site are in the same condition as when they were initially documented by Birnie (2002) in 2001. The exception is Structure 1, a covered pen, which has collapsed since it was initially recorded. Structure 1 is now in poor condition. Structure 5 is leaning to the east and in fair to poor condition. Structure 8 has suffered due to lack of upkeep and is in fair condition. The remaining structures are in good to excellent condition.

## \*23. National Register Status Eligible

### Justify

This site has been previously considered eligible for inclusion in the National Register of Historic Places (NRHP). The houses, barns, and garage were recommended as contributing elements. The associated pens and outbuildings (sheds) were recommended as non-contributing elements (Birnie 2002). The site retains integrity of location, design, setting, materials, workmanship, feeling, and association. The site represents a ranch associated with the development of ranching in the Woodland-Francis area (Ranching Consolidation and Specialization Period, 1910-1953), an important event in the rise of these communities. As such, the site is recommended as being eligible for inclusion in the NRHP under Criterion a of 36CFR60.4. The thematic association is agriculture. The site was constructed and used by Athel Fitzgerald and Avis Luella Bonner Fitzgerald. The extended family of Fitzgeralds were sheep ranchers who lived in Heber City, but a number of family members lived in the Woodland-Francis community. Athel Fitzgerald was the vice-president of the Utah Wool Marketing Association and prominent in the Utah woolgrowers activities for many years. He was also a director of the Uintah Sheep Grazer's Association. Although Athel Fitzgerald was well known in the area and even prominent in ranch-related activities, he did not have a major influence on local or regional history. The site is not a work or art of the work of a master. Due to the eclectic mix of properties built over the span of almost eight decades, the site does not embody the distinctive characteristics of a type, period, or method of construction. While the site may be able to offer information regarding historic lifeways, much of this information is available at other sites and in archival records. As such, the site is unlikely to contribute critical or unique information to help address important research questions regarding local and regional history. Consequently, this site is recommended as being not eligible for inclusion in the NRHP under Criterion b, c, or d of 36CFR60.4.

24. Photos	Date	Roll No.	Neg. No.	Item No.	Caption
	9/21/20	01-27	06	Structure 1	Detail of animal structure facing north.
	9/21/20	01-27	07	Structure 1	Animal structure, facing southwest.
	9/15/20	01-33	10a	Structure 2	Animal shelter, double crib, facing northwest.
	9/15/20	01-33	11a	Structure 2	Animal shelter, double crib, facing southwest.
	9/15/20	01-33	12a	Structure 3	Barn with double-pitched roof, facing southeast.
	9/15/20	01-33	13a	Structure 4	Barn with gabled roof, facing southeast.
	9/15/20	01-33	14a	Structure 3	Barn with double-pitched roof, facing northeast.
	9/15/20	01-33	15a	Structures 5-7	Garage and sheds northeast of Structure 8, facing east-southeast.
	9/15/20	01-33	16a	Structure 8	House, facing southeast.
	9/15/20	01-33	17a	Structure 4	Barn, gabled roof, facing southwest. Note modern polebarn to east.
	9/15/20	01-33	18a	Structures 5-7	Garage and sheds northeast of Structure 8, facing north-northeast.
	9/15/20	01-33	19a	Structure 8	House, facing southwest.
	9/15/20	01-33	20a	Structures 5-7	Garage and sheds northeast of Structure 8, facing northwest.
	9/15/20	01-33	21a	Structure 9	Concrete foundation and pad, facing north.
	9/15/20	01-33	22a	Structure 8	House, facing northeast.
	5/3/200	90	05	Structure 10	Overview of residence. Photo faces southwest.
	5/3/200	90	06	Structure 10	Overview of residence. Photo faces southwest.
	5/3/200	90	07		Site overview facing north. S. V. Ball is in photo.

## 25. Recorded by Robert I. Birnie

\*26. Survey Organization P-III Associates, Inc. (PD) \*28. Survey Date 03-May-2003

27. Assisting Crew Members B. C. Tapscott, A. L. Field, S. V. Ball, A. R. Wilson

List of Attachments ☐ Part B ☒ Part C ☐ Part E ☒ Topo Map ☒ Site Map ☒ Photos ☒ Artifact/Feature Illustrations ☒ Other ☐ Continuation Sheets

\* Encoded data items

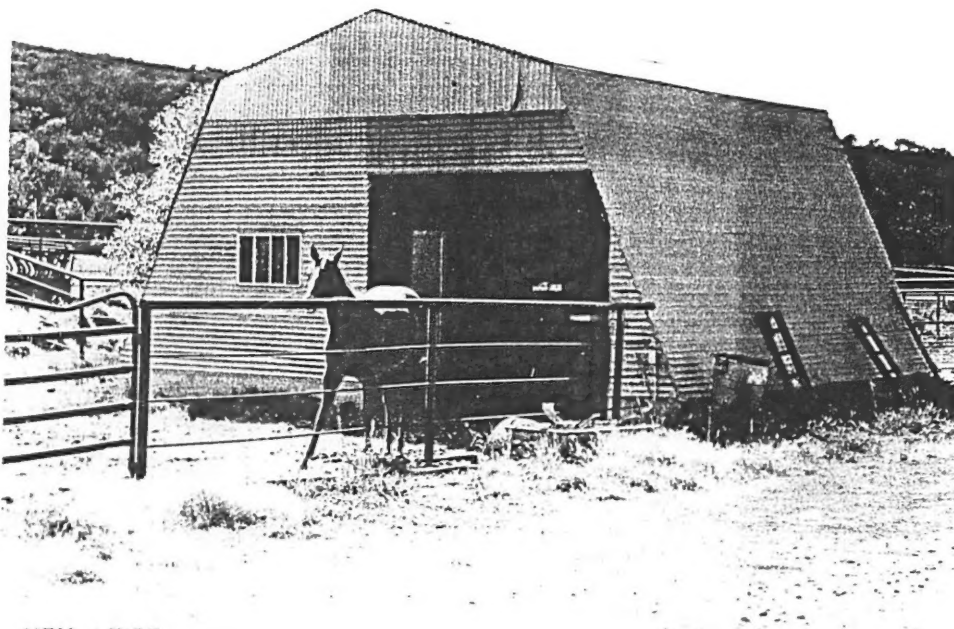
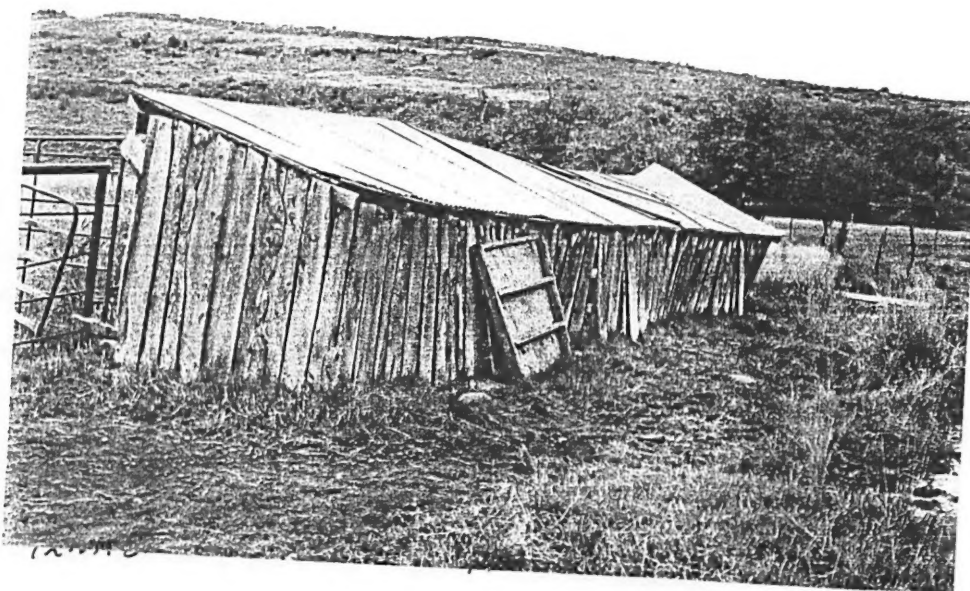
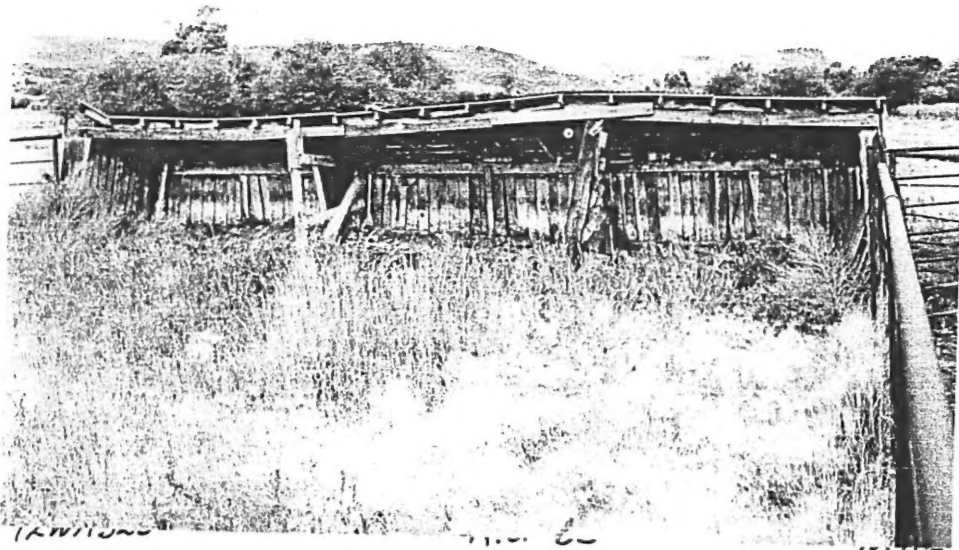
P-III Associates IMACS Form 1/2003 Revision 3.0

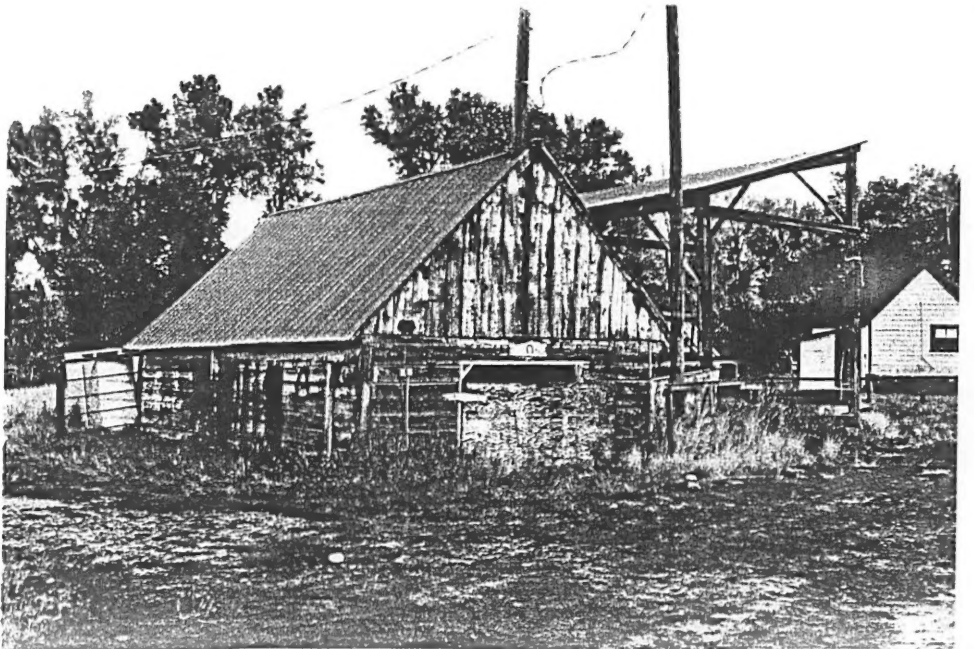
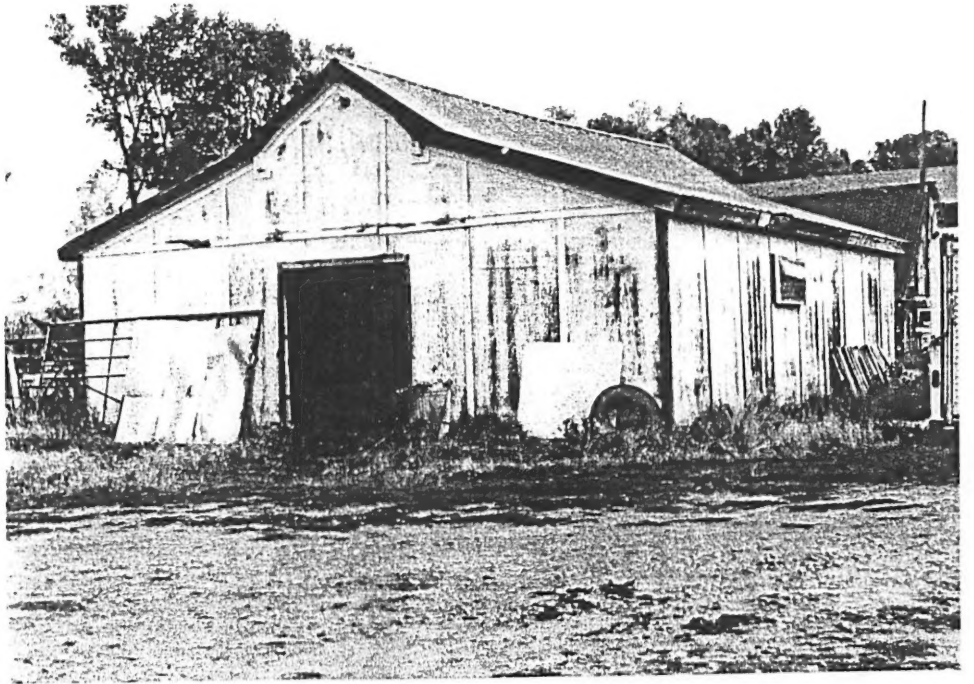
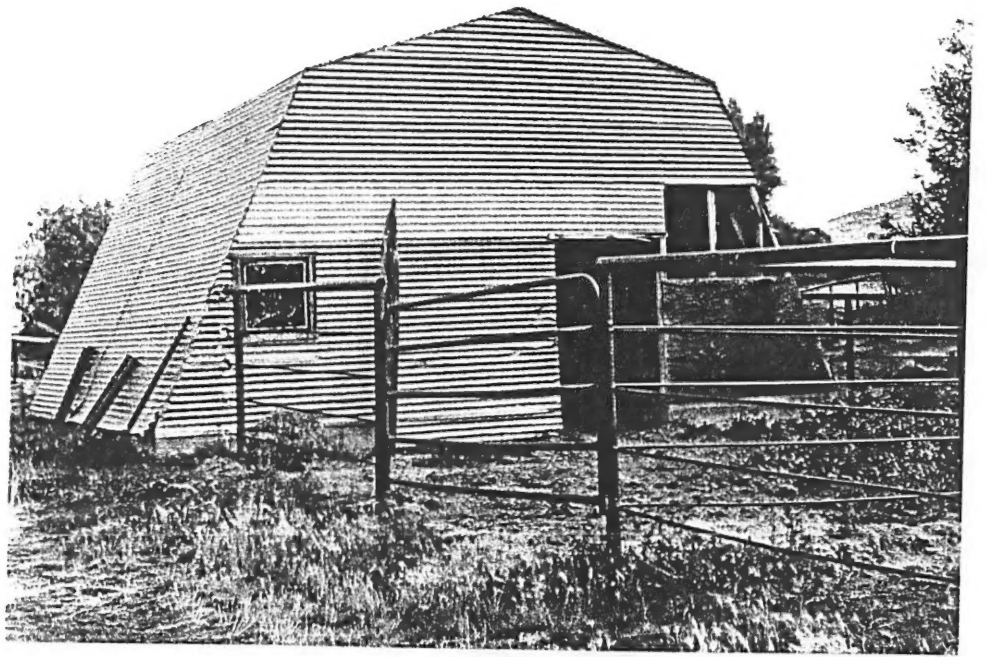
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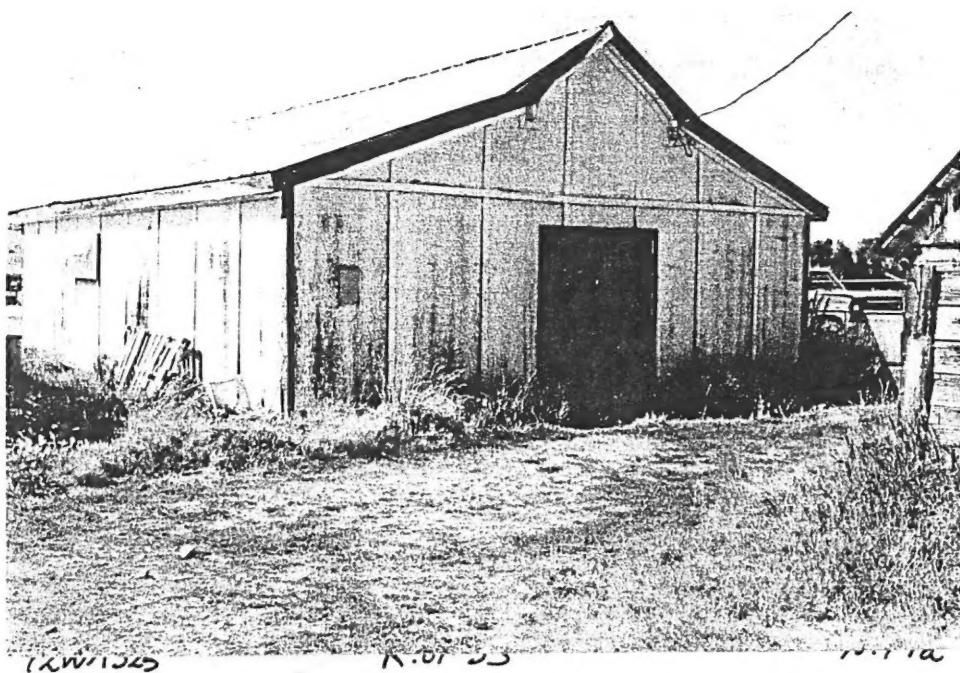
BLM 8100-1  
 FS R-4 2300-2  
 3/90

EVERETT  
PV119





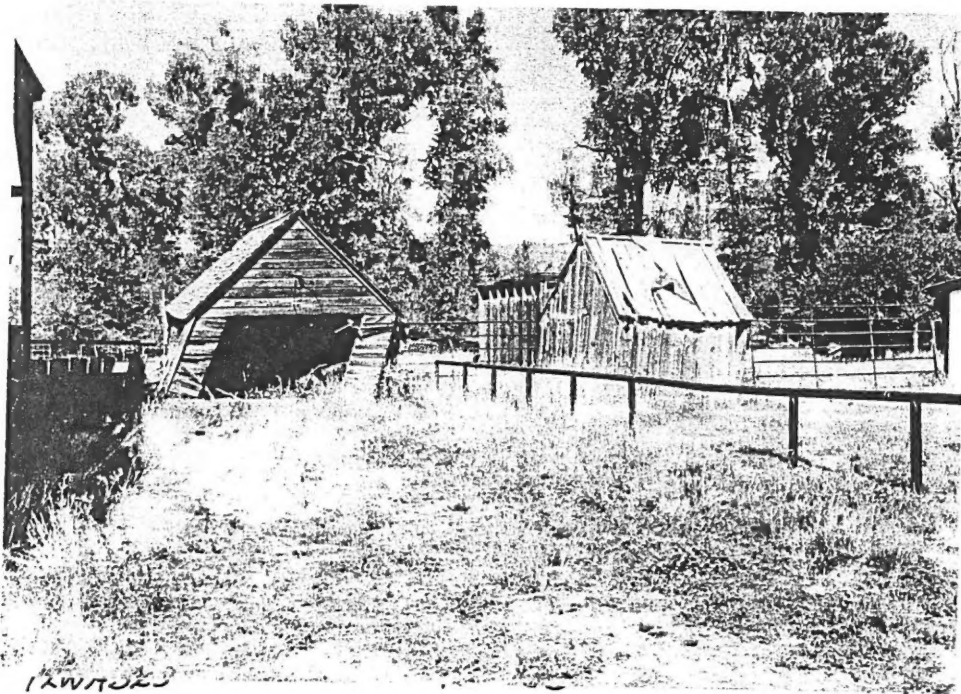




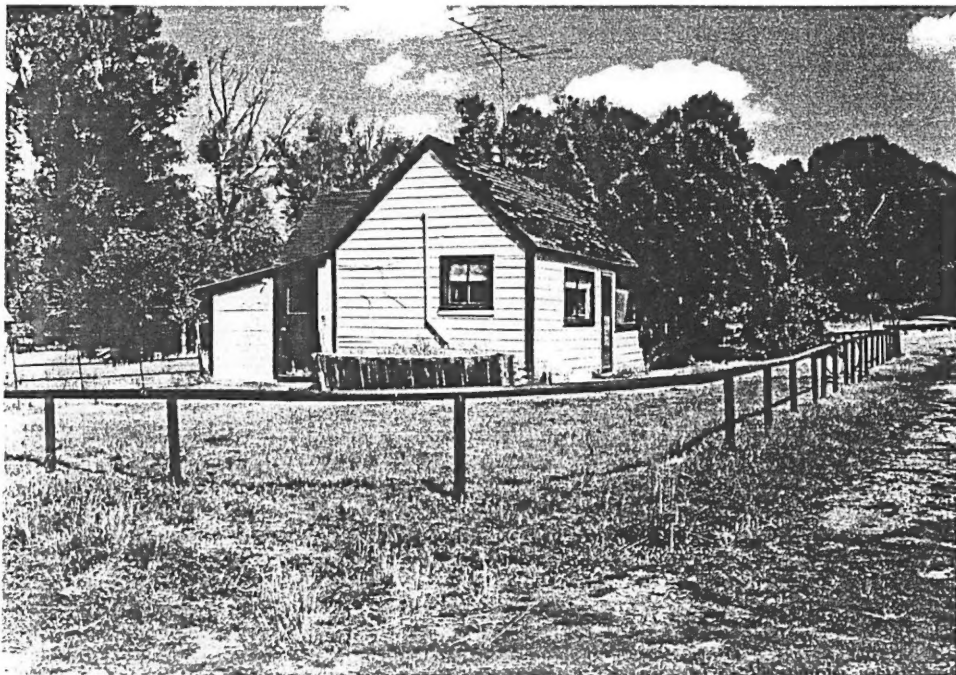
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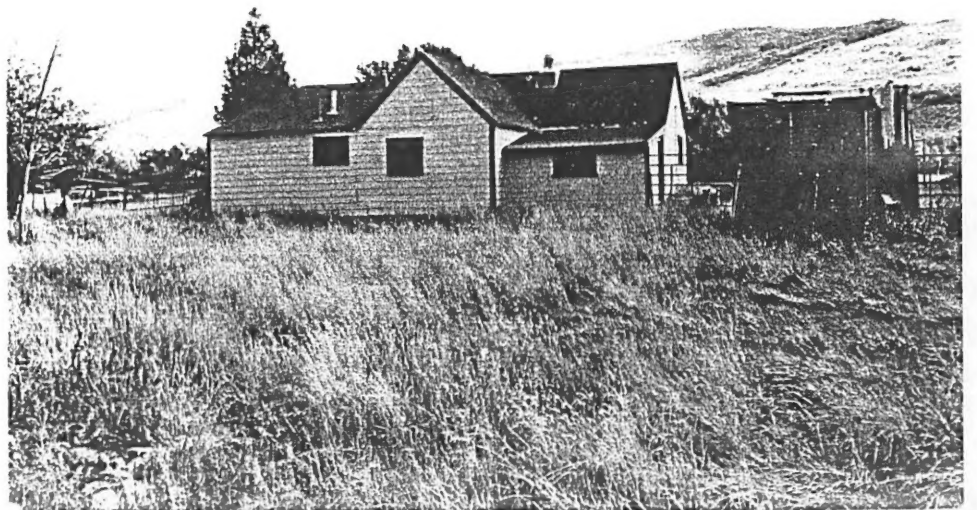
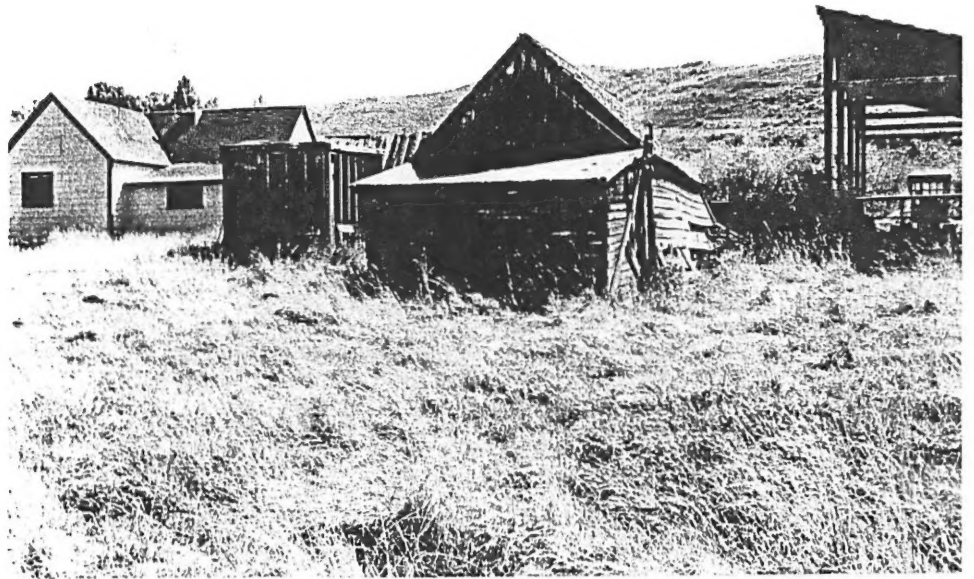
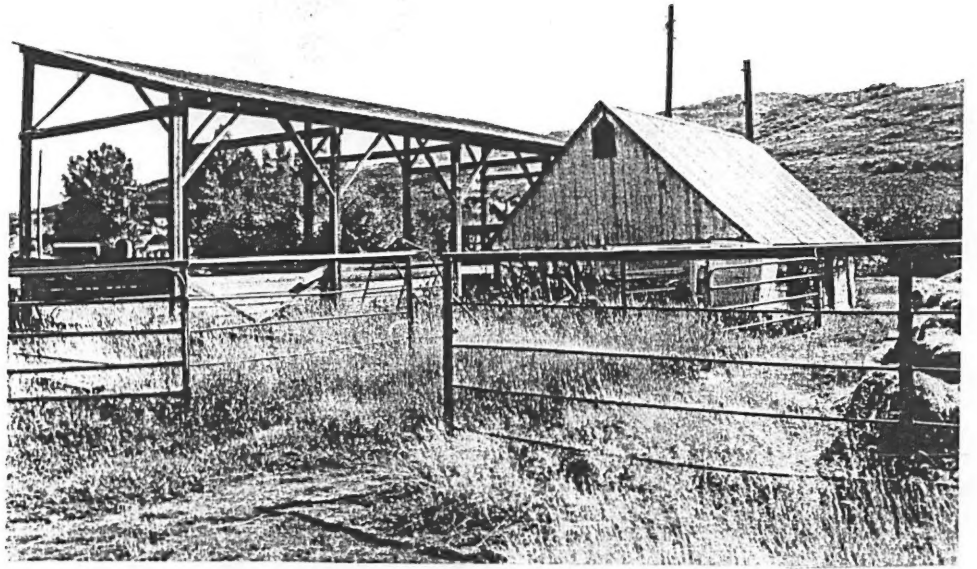
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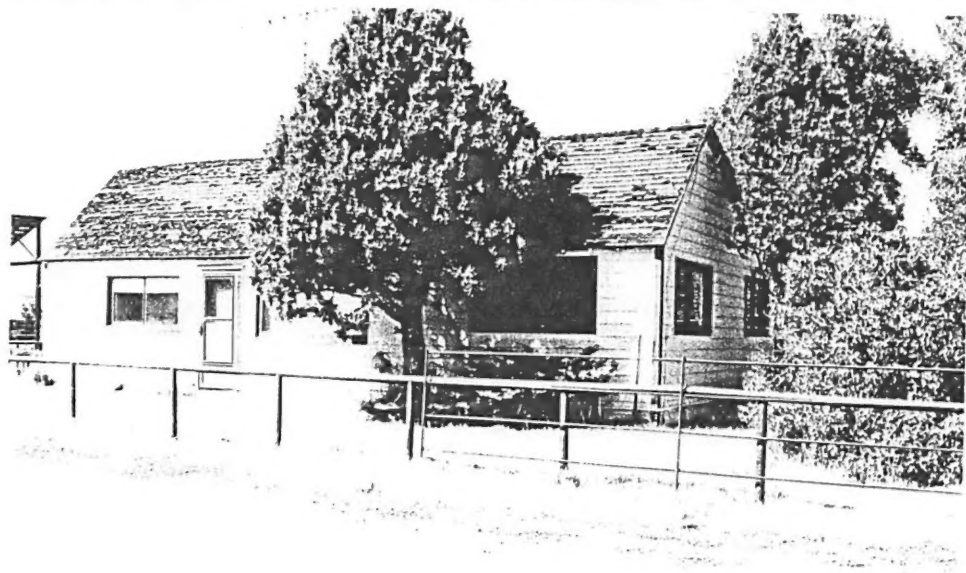
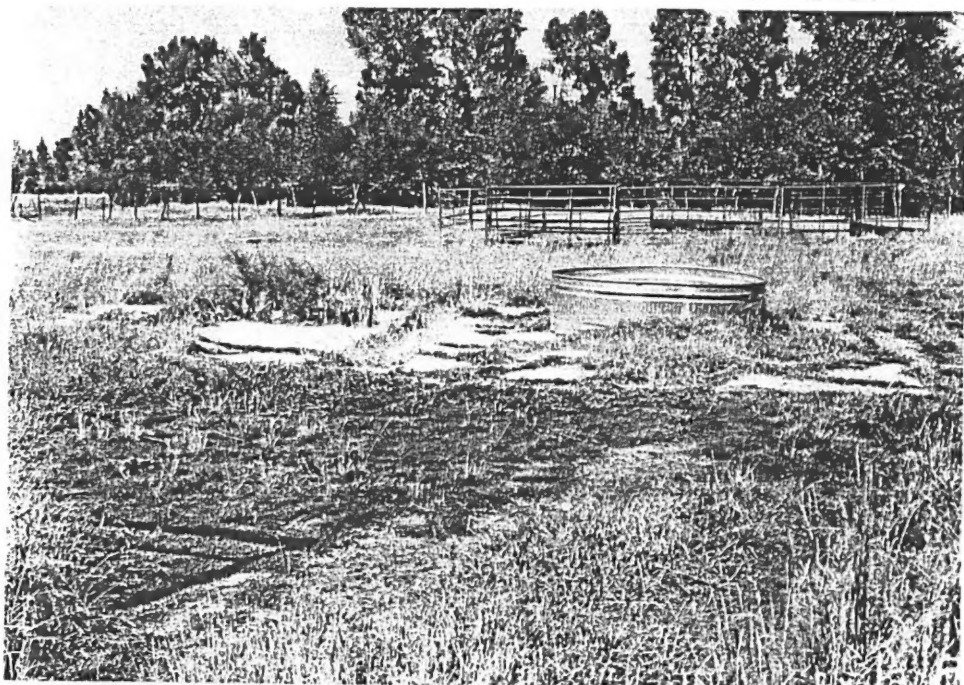
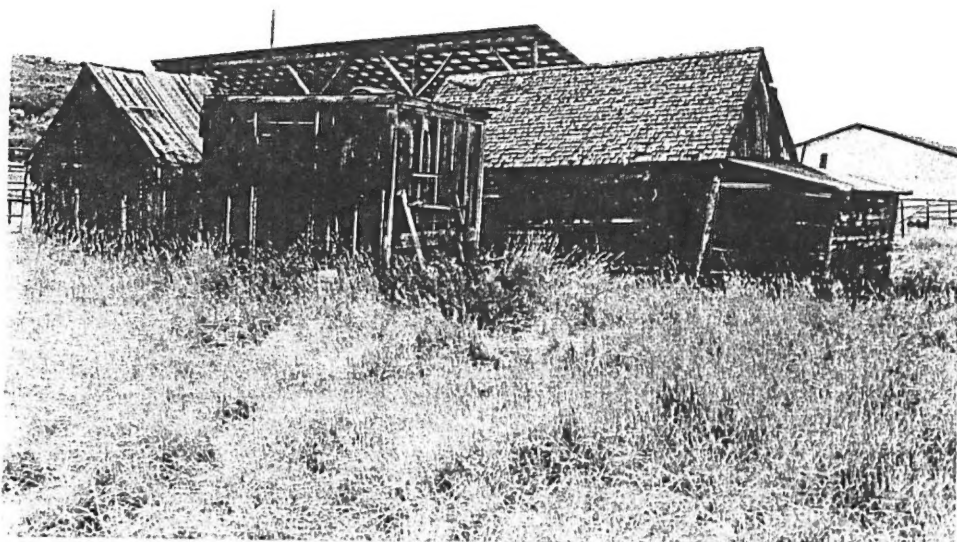


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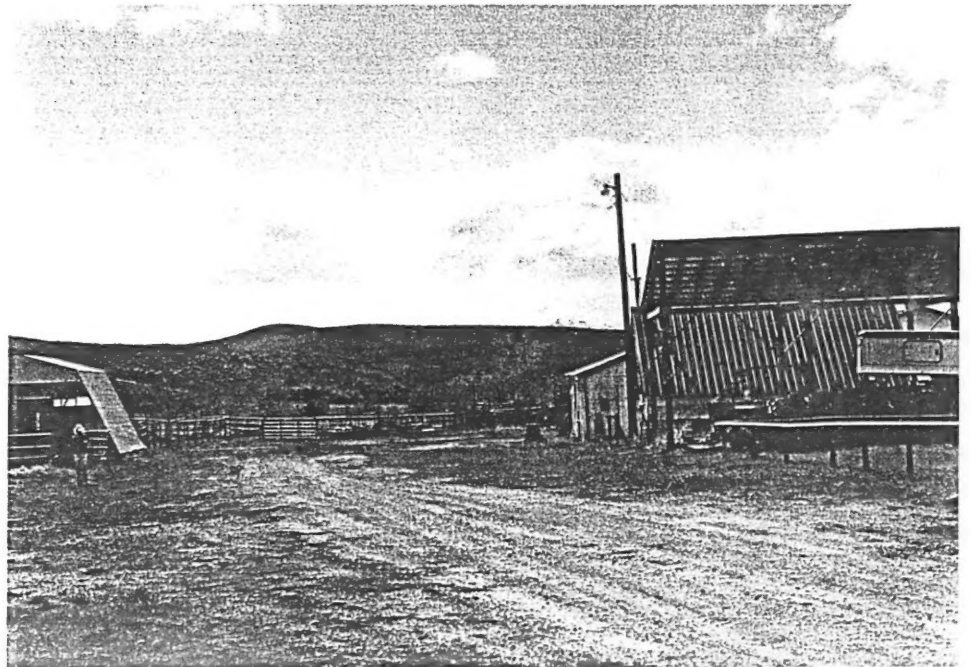
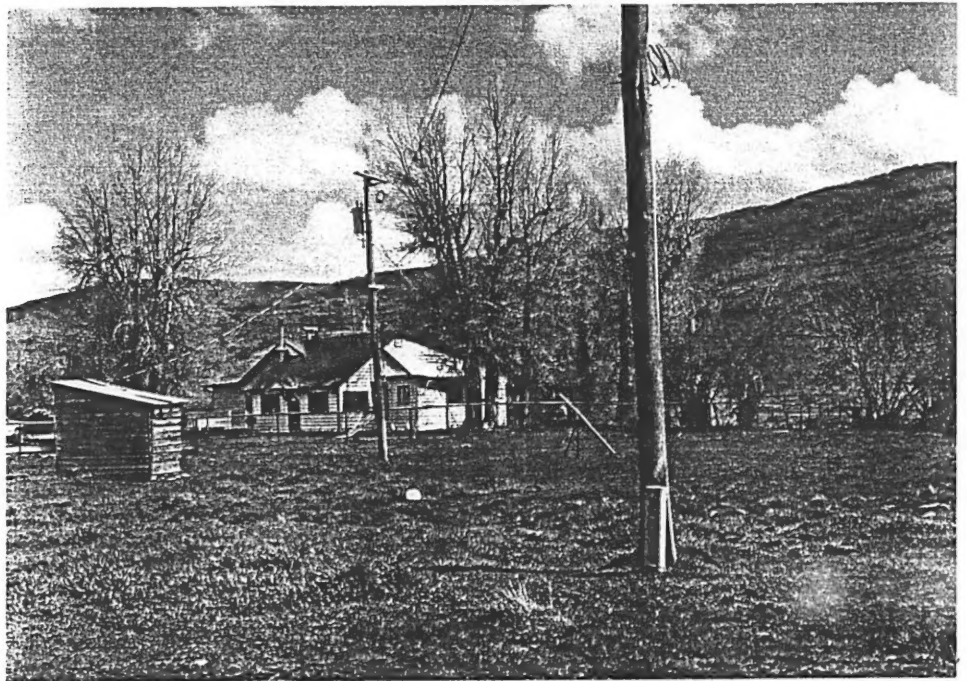
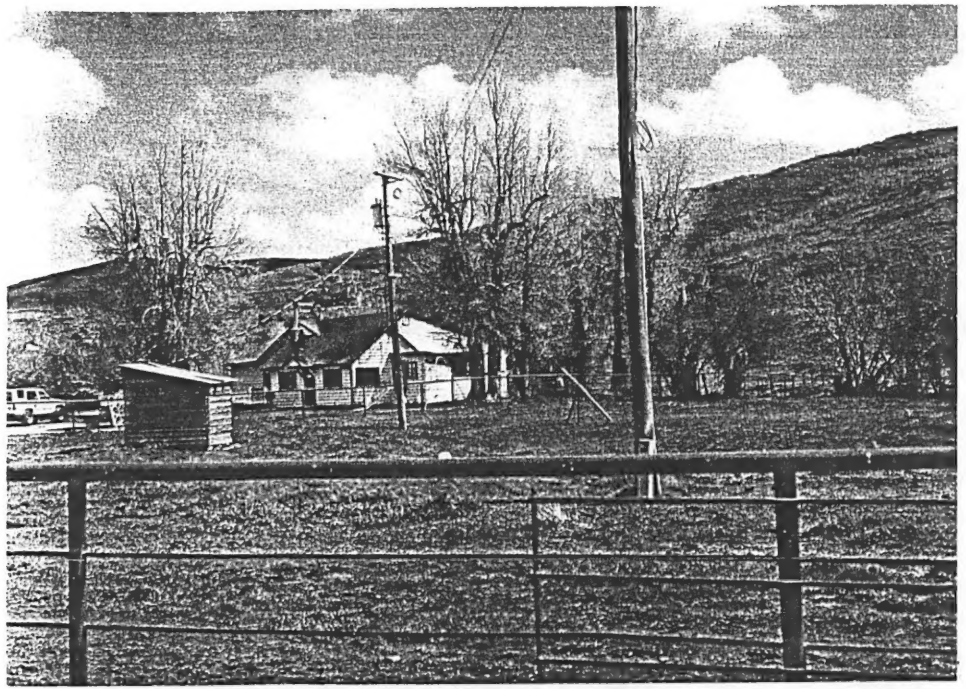




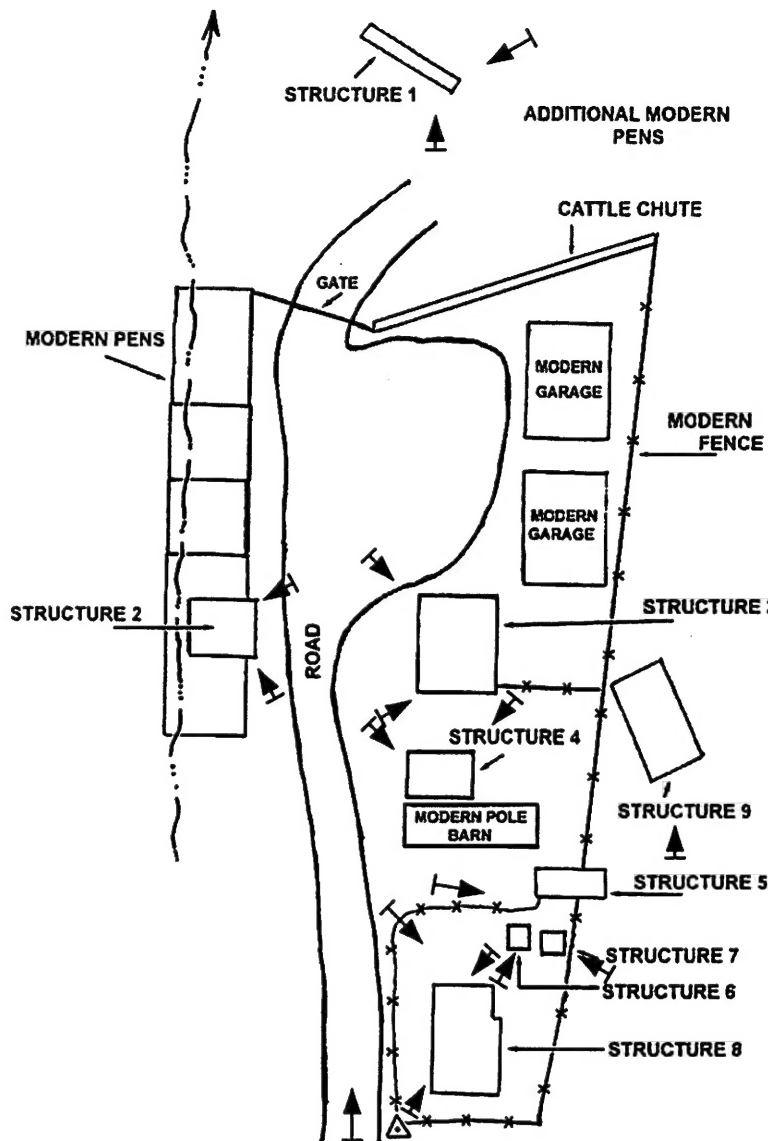
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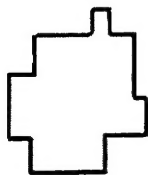






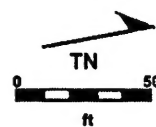


STRUCTURE 10

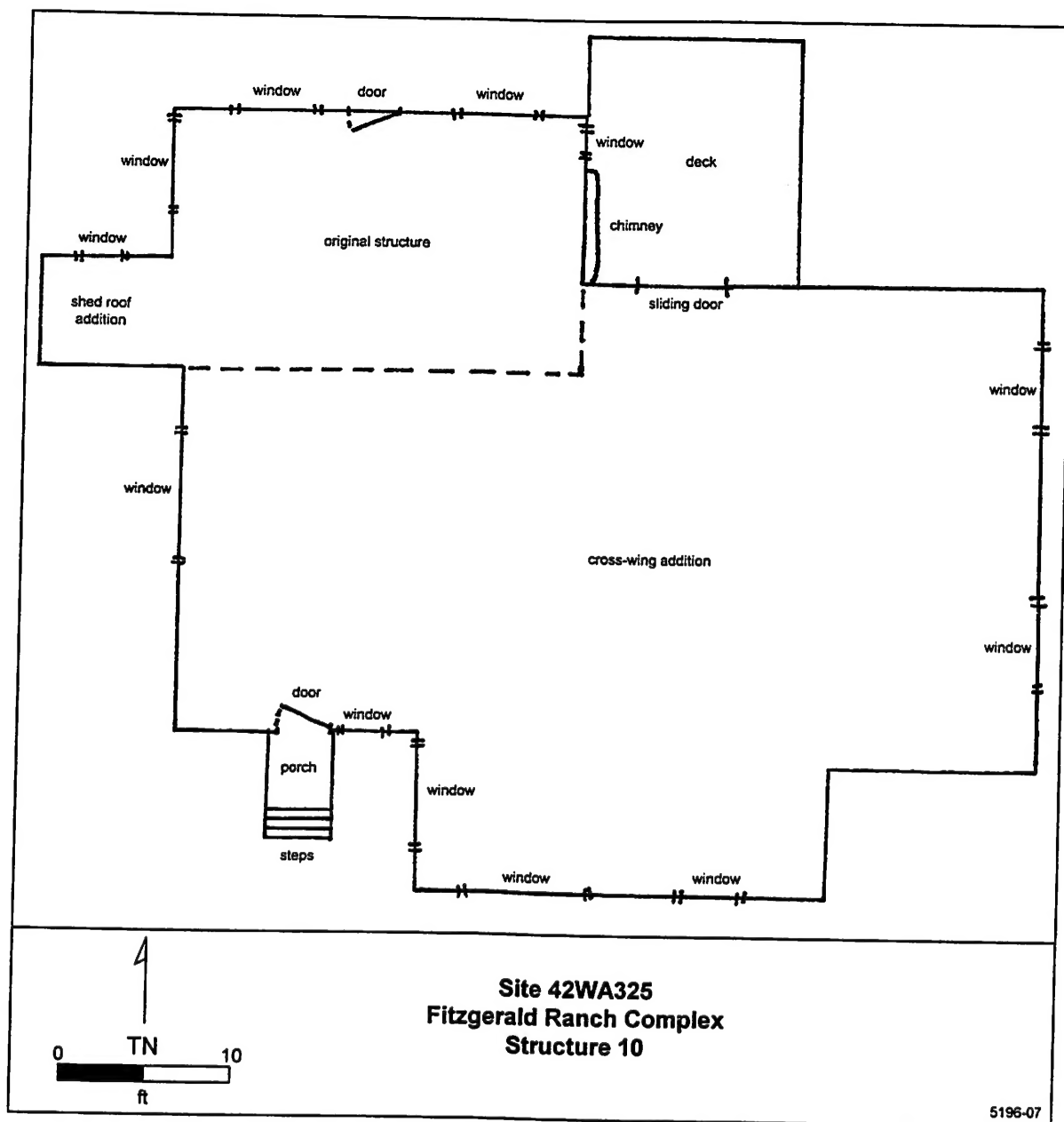


Site 42WA325  
Fitzgerald Ranch  
Complex  
Plan View

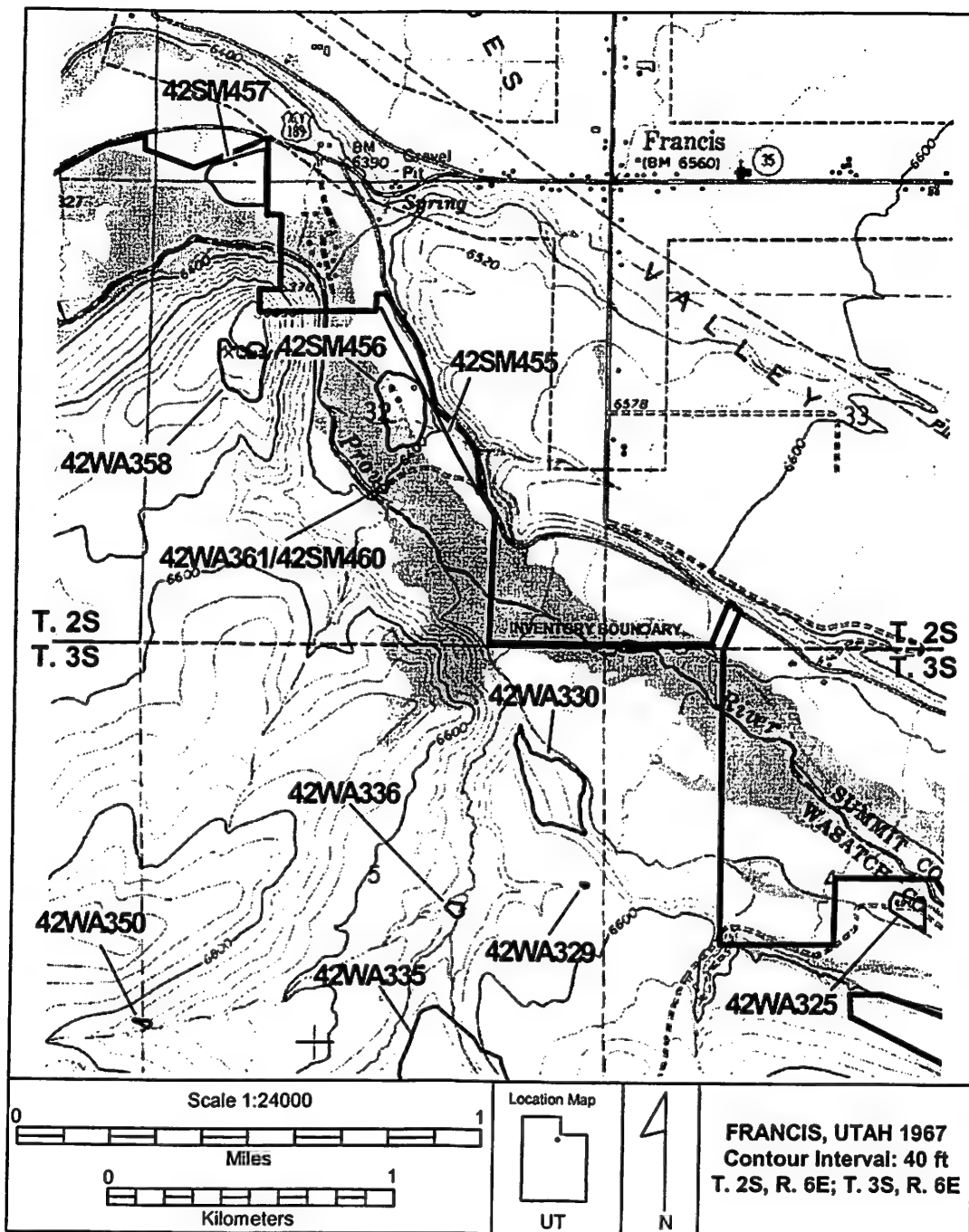
- Temporary datum
- Stream
- Fence
- Photo point



5196-07



5196-07





## TITLE SEARCH RESULTS

Address: Fitzgerald Ranch Complex  
 City: Wasatch County  
 Tax Number: OWC-0803-0-004-036

Current Owner: Double A Bar Ranch LC  
 Owner's Address: 2252 Lenwood Court SW  
 Rochester, MN 55902

Clyde Snow Sessions & Swenson  
 201 South Main Street  
 Salt Lake City, UT 84111

Legal Description and Acreage: NE1/4 of NW1/4 of SE1/4 of Section 4, T. 3S, R. 6E, 2.1 acres

Transaction Dates	Grantor (Seller)	Grantee (Buyer)	Type of Transaction	Dollar Amount	Comments
1881 (03/30)-1915 (11/05)	U.S. by Jas. A Carfield	Daniel Mitchell	Patent	-	N1/2 of SE1/4 of NE1/4 of Section 4 (36 acres)
1904 (12/19)-1909 (03/18)	Lizzie McMillan, Treasurer of Wasatch County	Wasatch County	Tax Sale Certificate	12.30	N1/2 of SE1/4 of Section 4, 56 acres.
1916 (05/25-12/01)	Ether Webb and Emma S. Webb (his wife)	Franklin J. Fitzgerald and Benjamin A. Fitzgerald	Warranty Deed	6,000.00	
1916 (10/08-10/25)	Daniel Mitchell and Almyra A. Mitchell (his wife)	Ether Webb	Warranty Deed	1.00	56 acres
1919 (01/03-01/30)	Franklin Fitzgerald and Hattie Fitzgerald (his wife)	Benjamin Fitzgerald	Warranty Deed	1.00	
1920 (06/09)	Benjamin Fitzgerald and wife	Edith Van Wagoner	Mortgage	2,000.00	Released on margin, 10/17/1920
1933 (02/27-03/11)	Benjamin Fitzgerald and wife	Wasatch Livestock Loan Co.	Mortgage	16,245.00	Other land as well
1935 (10/23-10/29)	Benjamin Fitzgerald and wife	Wasatch Livestock Loan Co.	Mortgage	50,378.08	
1935 (10/23-10/29)	Wasatch Livestock Loan Co.	Federal Intermediate Credit Bank of Berkeley	Assessment of Mortgage	10.00	
1935 (12/23)-1943 (11/17)	Federal Intermediate Credit Bank of Berkeley	B. A. Fitzgerald and wife	Release from Mortgage	-	
1938 (10/13-10/22)	B. A. Fitzgerald and wife	Wasatch Livestock Loan Co.	Mortgage	42,770.70	Plus other land
1938 (10/19-10/22)	Wasatch Livestock Loan Co.	Federal Intermediate Credit Bank of Berkeley	Assignment of Mortgage	-	

1941 (10/15-10/25)	B. A. Fitzgerald	Wasatch Livestock	Mortgage	42,191.69	
1941 (10/21-10/25)	Wasatch Livestock	Federal Intermediate Credit Bank of Berkeley	Assignment of Mortgage	42,191.69	
1942 (01/15)-1943 (11/17)	Federal Intermediate Credit Bank of Berkeley	B. A. Fitzgerald and wife	Release from Mortgage	-	
1943 (11/12-11/17)	Federal Intermediate Credit Bank of Berkeley	B. A. Fitzgerald and wife	Release from Mortgage	-	
1949 (12/20)-1950 (01/16)	Estate of A. B. (Athol) Fitzgerald	Monte B. Fitzgerald and Clark F. Fitzgerald	Decree		
1949 (12/31)-1950 (10/13)	Guardian of Estate of Monte and Clark Fitzgerald	Estate of Athol B. Fitzgerald	Mortgage	34,815.00	Subordination Agreement
1950 (09/11-10/26)	Federal Land Bank of Berkeley	Mac J. Knight and wife	Release from Mortgage	6,500.00	
1951 (08/28)-1952 (01/23)	Mac J. Knight and wife	Franklin W. Fitzgerald	Warranty Deed	100.00	
1951 (08/28)-1952 (01/23)	Mac J. Knight and wife	Franklin W. Fitzgerald	Agreement	25,000.00	
1951 (09/15-10/05)	Federal Land Bank of Berkeley	Mac J. Knight and wife	Partial Release from Mortgage		
1962 (07/20-08/03)	Prudential Bank Savings and Loan	Monte B. Fitzgerald and wife	Release from Mortgage	4,735.80	
1962 (07/30-09/11)	M. Fitzgerald and wife; C. Fitzgerald and wife	Provo River Water Users	Judgement of Condemnation	27,740.00	
1962 (08/17-10/31)	Provo River Water Users	U.S.A.	Easement Deed	27,490.00	
1962 (09/07-09/20)	F. W. Fitzgerald and wife	Provo River Water Users	Judgement of Condemnation	27,957.00	
1962 (09/19-10/23)	Provo River Water Users	U.S.A.	Easement Deed	27,957.00	
1965-1966	M. and C. Fitzgerald	Equitable Life Insurance Society	Mortgage	35,000.00	
1966 (01/07)	Avis Luella Fitzgerald, Guardian	Monte B. and Clark Fitzgerald	Quit Claim Deed		
1973	Larry M. Follett Trustee	DLB Inc. Employees Plan	Quit Claim Deed	10.00	
1974	Clark Fitzgerald	Ben E. Rawlings, Trustee, Producers Livestock Loan Co.	Trust Deed	104,822.62	
1975	Clark Fitzgerald	Ben E. Rawlings, Trustee, Producers Livestock Loan Co.	Trust Deed	207,704.00	Reconveyance

1976	Clark Fitzgerald	Equitable Life Assurance Society	Mortgage	125,000.00	
1976	Monte Fitzgerald et al.	Producers Livestock	Subordination Agreement	-	
1976	Crystal Springs Ranch, Inc.	E. G. (Pete) Lowry et al.	Quit Claim Deed	10.00	
1978	Reconveyance to Clark and Monte Fitzgerald				
1978	Crystal Springs Ranch, Inc.	The Public	Notice of Interest		
1979	Donald C. and Mary Johnston	The Public	Notice of Interest	-	
1979	Donald C. and Mary Johnston	Paramount Title Corp., E. G. Lowry, Trustee	Trust Deed	1,050,000.00	
1981	Jack J. Johnston, President	Jack Johnston, et al.	Notice of Lien		
1981	Jack J. Johnston et al.	Jack Johnston et al.	Release Reconveyance		
1982	Equitable Life Assurance	Clark F. Fitzgerald et al.	Satisfaction	125,000.00	
1982	Paramount Title, E. G. Lowry, Trustee	Donald and Mary Johnston	Notice of Default		
1982*	M. B. Fitzgerald et al.	E. G. Lowry Trustee, et al.	Warranty Deed	10.00	*Same day
1982*	D. and M. Johnston	Barbara Ellen Parrish Gibbs (50% interest), Ennis J. Gibbs (50% interest)	Special Warranty Deed	10.00	*Same day
1982*	Gibbs	Paramount Title, D. and M. Johnston	Trust Deed	131,903.59	*Same day
1982*	Gibbs	D. and M. Johnston	Assignment of Contract	10.00	*Same day
1983	E. J. Lowry et al., Trustee	Gibbs	Warranty Deed	10.00	
1983	E. J. Lowry et al., Trustee	Johnston	Reconveyance	1,050,000.00	
1989	Gibbs	Kentreal Co.	Quit Claim Deed	10.00	
1991	Kentreal	Gibbs	Quit Claim Deed	10.00	
1994	Gibbs	Barbara E. Parrish	Quit Claim Deed	10.00	
1995	Johnston	Parrish	Release and Reassign	10.00	
1995	Parrish	Robert M. Larsen	Warranty Deed		
1995	Larsen	Parrish FKA	Trust Deed	700,000.00	Reconveyance



1995	Larsen	Farmland Assessment Act	Government Bond	
1996	Larsen	Double Bar A Ranch LC	Warranty Deed	10.00
1996	Double Bar A Ranch	Ranchland Funding LLC	Trust Deed	1,500,000.00
1996	Double Bar A Ranch	Ranchland Funding LLC	UCC-1	
1996	High Country Title	Larsen	Reconnaissance Search of Title	
1996	Double Bar A Ranch	Ranchland Funding	Assign Rmts.	